075.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	975,700	/	975,700
USE VALUE:	975,700	/	975,700
ASSESSED:	975,700	/	975,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHEVIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GABLE LARRY DALE & ALLISON J/
Owner 2:	TRS/ GABLE-SMITH REVOCABLE TR
Owner 3:	
Street 1:	15 CHEVIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH ALISON J -
Owner 2:	-
Street 1:	15 CHEVIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,793 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 2444 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6793.000	528,800	10,200	436,700	975,700
Total Card	0.156	528,800	10,200	436,700	975,700
Total Parcel	0.156	528,800	10,200	436,700	975,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.19 | /Parcel: 399.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47675

GIS Ref

GIS Ref

Insp Date 10/25/18

!6292!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	528,900	10200	6,793.	436,700	975,800	975,800	Year End Roll	12/18/2019
2019	101	FV	401,600	10500	6,793.	436,700	848,800	848,800	Year End Roll	1/3/2019
2018	101	FV	401,600	10500	6,793.	374,300	786,400	786,400	Year End Roll	12/20/2017
2017	101	FV	401,600	10500	6,793.	349,300	761,400	761,400	Year End Roll	1/3/2017
2016	101	FV	401,600	10500	6,793.	299,400	711,500	711,500	Year End	1/4/2016
2015	101	FV	392,400	10500	6,793.	268,200	671,100	671,100	Year End Roll	12/11/2014
2014	101	FV	392,400	4700	6,793.	248,300	645,400	645,400	Year End Roll	12/16/2013
2013	101	FV	392,400	4700	6,793.	236,700	633,800	633,800		12/13/2012

PRINT

Date	Time
12/10/20	21:05:12

LAST REV

Date	Time
07/23/19	11:19:10
apro	
6292	

USER DEFINED

Prior Id # 1:	47675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ALISON J,	67210-428		5/6/2016	Convenience	1	No	No		Edward Lanning Pepper d.o.d. 1/9/1993 bk 6721
	21373-476		8/1/1991		259,000	No	No		Edward Lanning Pepper Jr. d.o.d. 1/9/1993 bk

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2016	334	Solar Pa	5,000					solar array
7/14/2015	953	Porch	3,800		7/14/2015			Install 18 x 18 fr
8/6/2013	1181	Manual	35,500	C				
7/11/2003	633	Addition	111,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Meas/Inspect	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
2/23/2009	Meas/Inspect	189	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
10/13/1999	Meas/Inspect	267	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6793		Sq. Ft.	Site		0	70.	0.92	4									436,651						436,700	

Total AC/HA: 0.15595 | Total SF/SM: 6793 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,651 | Spl Credit | Total: 436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12254715
Const Adj.:	0.98990101
Adj $ / SQ:	138.901
Other Features:	120950
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649654
Depreciation:	120836
Depreciated Total:	528818

COMMENTS

UAT=CLOSET ACCESS PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

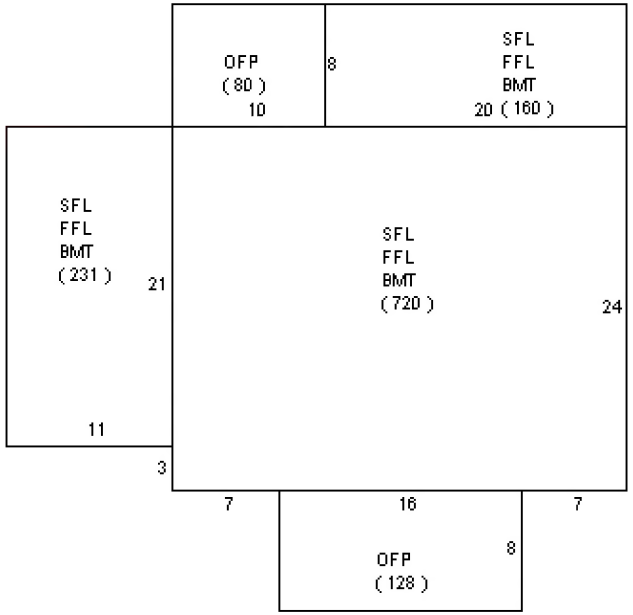
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.74
Special Features:	0	Val/Su Net:	149.34
Final Total:	528800	Val/Su SzAd	237.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,111	48.460	53,842
FFL	First Floor	1,111	138.900	154,319
SFL	Second Floor	1,111	138.900	154,319
OFP	Open Porch	208	24.190	5,031

Net Sketched Area:	3,541			Total:	367,511
Size Ad	2222	Gross Are	3541	FinArea	2444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

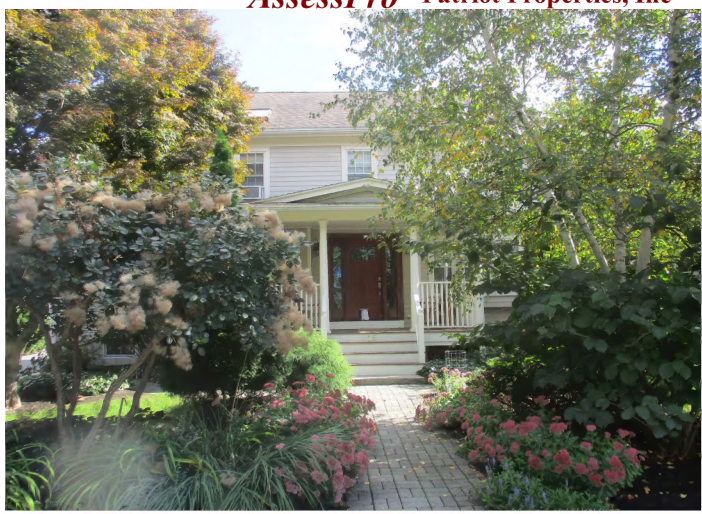
SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20 X 20	G	GD	2013	26.56	T	3.6	101			10,200			10,200

More:	N	Total Yard Items:	10,200	Total Special Featues:		Total:	10,200

IMAGE

AssessPro Patriot Properties, Inc